



GRANT'S
OF DERBYSHIRE

156 Cavendish Road, Matlock DE4 3HE
£825 Per Calendar Month

Grant's of Derbyshire are pleased to offer To Let this well presented, two double bedroomed, end terraced home which is located in the sought after town of Matlock and enjoys an elevated position with a lovely outlook. The property benefits from gas central heating and double glazing throughout and briefly comprises; porch, living room, kitchen diner, rear hall and family bathroom to the ground floor, then two good sized double bedrooms to the first floor. There is delightful front garden, on road parking right in front of the property and Cavendish Fields and a bus stop are just across the road as well as a children's playground around the corner. Available Mid June. Non smokers. Sorry, no pets.



Ground Floor

The property is accessed via the front garden where a pathway leads to steps that lead directly to the front entrance door which opens into the:

Porch 5'4" x 3'8" (1.63m x 1.13m)

With a uPVC double glazed door and four windows, one to each aspect. This is the ideal space for coat and shoe storage. An internal wooden door with glazed panel leads into the:

Living Room 13'1" x 13'1" (max) (4.01m x 4.01m (max))

A lovely room with a front aspect uPVC double glazed window which overlooks the front garden. This room also has a small cupboard which houses the fuse box. A wooden door opens into the:

Kitchen/Diner 10'11" x 9'10" (3.33m x 3.02m)

Which has a rear aspect uPVC double glazed window and a small table and chairs, ideal for dining. Fitted with a mixture of white gloss and wooden wall, base & drawer units with a granite effect work top over, a stainless steel sink with a mixer tap over, gas four ringer burner hob with a stainless steel extractor hood over and Zanussi electric oven beneath. There's also a freestanding washing machine and a freestanding under-counter fridge/freezer that will be left on a goodwill basis. A wooden door opens to an under-stairs storage cupboard which is ideal for storage of household items and also houses the gas boiler and the gas meter. An opening to the rear of the Kitchen/Diner leads to the:

Rear Porch 3'6" x 3'5" (1.09m x 1.06m)

Where there's a uPVC double glazed door which opens to the rear of the property and in turn, the two outdoor stores. An internal wooden door opens into the:

Bathroom 7'5" (max) x 5'3" (max) (2.28m (max) x 1.61m (max))

Which has a rear aspect uPVC double glazed window with obscured glass, vinyl flooring and is fitted with a three piece suite consisting of panelled bathtub with mains shower over, pedestal wash hand basin and a low level flush WC.

First Floor

From the Kitchen/Diner, a wooden door opens to an enclosed staircase which rises to the first floor landing. Original wooden doors open from here into both Bedroom 1 and Bedroom 2.

Bedroom 1 12'9" x 12'5" (3.89m x 3.79m)

A spacious double bedroom with a front aspect uPVC double glazed window which has a fantastic outlook over the front garden and towards Cavendish Fields and the valley.

Bedroom 2 9'11" x 10'11" (3.04m x 3.33m)

A second double bedroom with a rear aspect uPVC double glazed window which overlooks the outdoor stores. This room has decorative panelling and three cupboards, one of which houses the hot water cylinder, one that houses the cold water tank and a third providing airing cupboard space.

Outside & Parking

This property benefits from a quaint front garden, laid to lawn, with a pathway down the side. The pathway extends to the rear of the property where access to two good sized outdoor stores can be found. Both of these have power and light, ideal for use of further appliances such as a tall free-standing freezer and/or tumble dryer. There is on-road parking on Cavendish Road, right in front of the property.

Council Tax Information

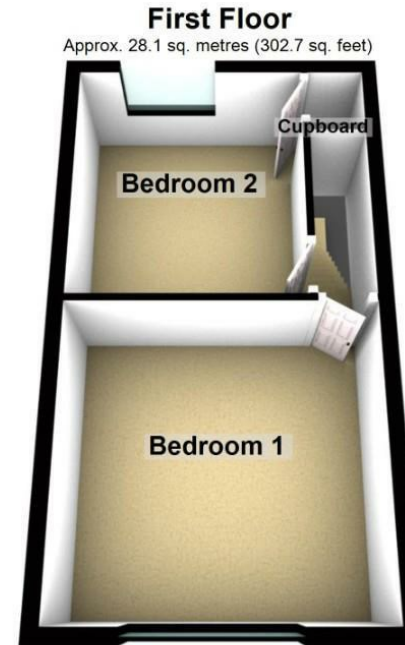
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1589 per annum.

Directional Notes

From the roundabout at Matlock Town centre, proceed to climb Bank Road (past Costa Coffee on your right) all the way to the top where the road becomes which becomes Wellington Street and then take a sharp left hand turn into Cavendish Road. Proceed along Cavendish and eventually number 156 is located on the right hand side, just on the bend across from the park, identified by our 'To Let' board.







Total area: approx. 63.9 sq. metres (687.6 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

